

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 16, 1969

Appeal No. 10077 Marcelino T. and Jean M. Pablo, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried, with Arthur B. Hatton not voting, the following Order of the Board was entered at the meeting of August 25, 1969.

EFFECTIVE DATE OF ORDER - Nov. 6, 1969

ORDERED:

That the appeal for variance from the side yard requirements of the R-1-B District to permit a one story rear addition to existing dwelling at 4640 Verplanck Place, NW., lots 21,22,841, Square 1555, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The property is improved with a single-family dwelling constructed approximately 25 years ago.
3. Appellant proposes to erect an addition to the rear of the existing structure. The addition will be 28.7 by 21.3 feet at its deepest and widest points. The new addition is to serve as a family room.
4. The current side yard of the property measures 4.5 feet. The Zoning Regulations, since May 12, 1958, require a side yard measuring 8 feet.
5. Appellant proposes to extend the wall adjacent to the 4.5 foot side yard to the rear maintaining the 4.5 side yard for a distance of 14 feet into the rear yard from the existing rear wall of the dwelling. The remainder of the wall along that boundary will be conforming.
6. It is alleged that the placing of the addition in another location would interfere severely with existing drains and water pipes in the kitchen of the property.

Appeal No. 10077
November 6, 1969
PAGE 2

7. Objection to the granting of this appeal was registered at the public hearing by adjoining property owners who allege that the proposed addition will diminish light and air to their home and garden.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plans as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:



CHARLES E. MORGAN

Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 18, 1970

Appeal No. 10077 Marcelino T. and Jean M. Pablo, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following AMENDMENT to the Order of the Board was entered at the meeting of November 24, 1970.

EFFECTIVE DATE OF AMENDMENT - Dec. 2, 1970

ORDERED:

That the appeal for variance from the side yard requirements of the R-1-B District to permit a one story rear addition to existing dwelling at 4640 Verplanck Place, NW., Lots 21,22 and 841, Square 1555, be granted as amended by adding the following:

FINDINGS OF FACT NO. #3, second sentence should read:

The addition will be 15 feet by 21.3 feet at its deepest and widest points. (See Exhibit No. 27).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 

PATRICK E. KELLY
Secretary of the Board

THAT THE AMENDMENT IN THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.